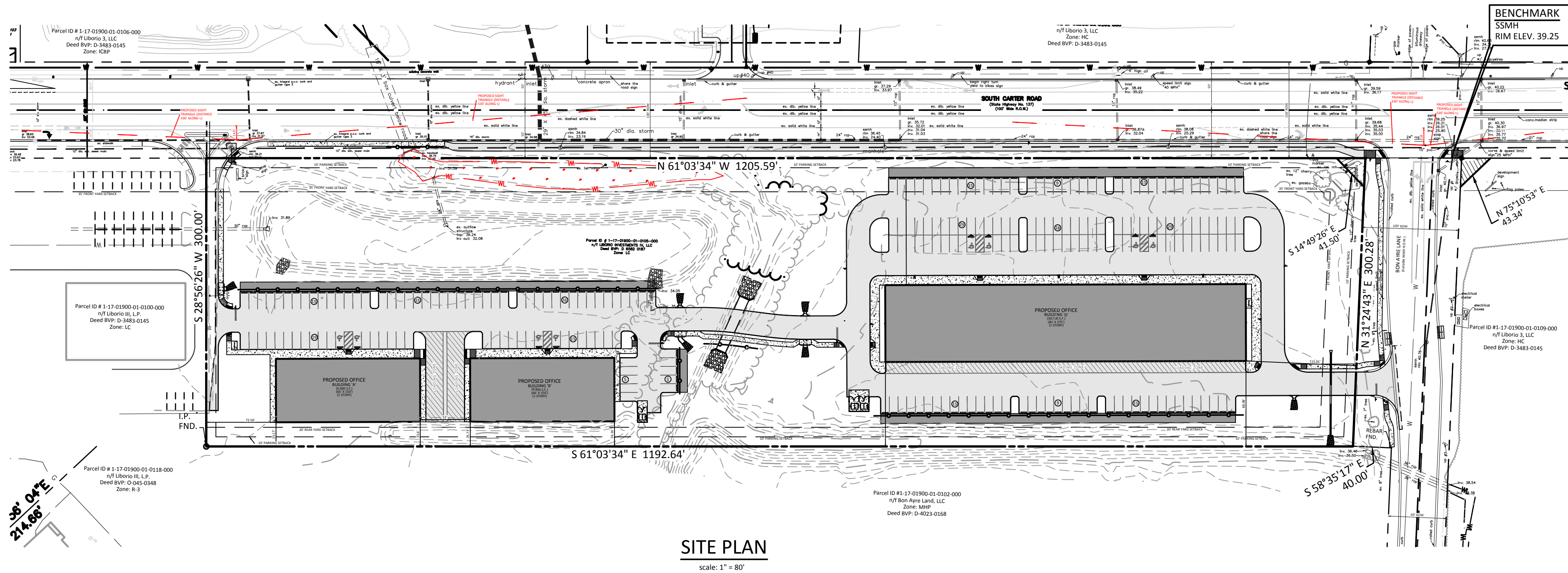


PRELIMINARY LAND DEVELOPMENT PLAN

for

CARTER ROAD PROFESSIONAL DUCK CREEK HUNDRED, TOWN OF SMYRNA KENT COUNTY, DELAWARE



GENERAL NOTES:

- UTILITIES:
 - WATER SUPPLY, TOWN OF SMYRNA: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND THE TOWN OF SMYRNA.
 - SEWERAGE, TOWN OF SMYRNA: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE TOWN OF SMYRNA.
 - STORM DRAINAGE: TOWN OF SMYRNA. ALL ON-SITE DRAINAGE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWN OF SMYRNA "STANDARD SPECIFICATIONS AND DETAILS" AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED 1991 OR AS LATER AMENDED.
 - ELECTRIC: TOWN OF SMYRNA. SUBJECT TO TOWN'S APPROVAL.
- A TWENTY-FOOT WIDE EASEMENT, TEN FEET ON EITHER SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A SANITARY SEWER, STORM SEWER, ELECTRIC OR WATER IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT OF WAY.
- IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A SIX-FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR UTILITIES ON EACH LOT, AROUND THE ENTIRE PERIMETER OF EACH LOT.
- OWNER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL ALL LOTS HAVE BEEN SOLD. AT THAT TIME, RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSUMED BY THE COMMERCIAL LOT OWNERS ASSOCIATION.
- GROUND CONTROL SURVEY BY VAN CLEEF ENGINEERING ASSOCIATES, IN FEBRUARY 2014. VERTICAL CONTROLS ARE REFERENCED, BENCHMARKS AS NOTED ON PLANS.
- ALL LOTS AND OPEN SPACE AREAS SHALL BE PROVIDED WITH AT LEAST SIX INCHES OF TOPSOIL UPON COMPLETION OF GRADING AND CONSTRUCTION OF INDIVIDUAL LOTS AND OPEN SPACE AREA. ALL SUCH AREAS SHALL BE SEEDED, SODDED OR OTHERWISE LANDSCAPED.
- UPON THE COMPLETION OF THE SITE SHOWN HEREIN, THE OWNER AND/OR DEVELOPER SHALL CONVEY UNTO THE COMMERCIAL LOT OWNERS ASSOCIATION, A DELAWARE CORPORATION (HEREINAFTER THE "ASSOCIATION"), FOR THE ASSOCIATION'S PERPETUAL OWNERSHIP, (1) ALL COMMON AREAS, (2) ALL OPEN SPACE, (3) ALL RECREATIONAL AREAS, AND (4) THE STORMWATER MANAGEMENT AREA. THE ASSOCIATION, UPON RECEIVING SUCH TITLE SHALL THEREAFTER HAVE FULL RESPONSIBILITY AND EXPENSE FOR MAINTENANCE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION/DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED OFF-SITE AT AN APPROVED LAND FILL.
- THE DEVELOPER SHALL CONSTRUCT CONCRETE SIDEWALKS AS SHOWN ON THIS PLAN.
- ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- ALL LOT PURCHASERS SHALL PERMIT THE DEVELOPER, OR HIS AGENTS, TEMPORARY TRESPASS UPON THE PURCHASER'S LOT TO COMPLETE OR REPAIR THE VARIOUS IMPROVEMENT ELEMENTS (GRADING, INFILTRATION TRENCHES, ETC.) SHOWN ON THE APPROVED FINAL PLAN FOR THE PERIOD FROM THE PURCHASE OF THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.
- ALL LOT PURCHASERS SHALL PERMIT TOWN OFFICIALS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT TO INSPECT THE VARIOUS IMPROVEMENT ELEMENTS SHOWN ON THE APPROVED FINAL PLAN FOR THE PERIOD FROM THE PURCHASE OF THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.
- ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE SUBDIVISION AND LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWN OF SMYRNA THAT THE UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
- A LANDSCAPE PLAN PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LAST DATED (7-7) OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF SMYRNA, IS HEREBY CONSIDERED A PART OF THE RECORDED PLAN.

- FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND/OR STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE DEED RESTRICTIONS, DATED (7-7), AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR KENT COUNTY, STATE OF DELAWARE, DEED RECORD BOOK _____ PAGE ____.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 10001C0063H, PG 63 OF 435, EFFECTIVE MAY 5, 2003, THIS SITE FALLS WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 100 YR FLOODPLAIN.
- ALL COMMON FACILITIES INCLUDING BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- A WETLANDS DELINEATION WAS PERFORMED BY DOUGLAS E. POTTS, AN ARMY CORPS OF ENGINEERS AND/OR SOCIETY OF WETLANDS SCIENTISTS CERTIFIED DELINEATOR, DURING THE MONTH OF OCTOBER, 2014, IN ACCORDANCE WITH THE 1987 CODE DELINEATION MANUAL AND ASSOCIATED GUIDANCE. THE SITE IS IMPACTED BY FEDERALLY REGULATED WETLANDS. NO PORTION OF THE PROPOSED CONSTRUCTION WILL IMPACT THESE WETLAND AREAS.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF SUNNYSIDE VILLAGE CENTER DATED FEBRUARY 10, 2004 AND RECORDED ON SEPTEMBER 19, 2007 IN THE RECORDER OF DEEDS IN AND FOR KENT COUNTY, STATE OF DELAWARE, PLOT BOOK 96 PAGE 28.

RECORD/SITE PLAN GENERAL NOTES:

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SITE. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- IF A TRAFFIC SIGNAL IS DETERMINED TO BE WARRANTED, THE ENTRANCE OFF OF BON AYRE LANE MAY NEED A RESTRICTION OF A RIGHT IN - RIGHT OUT MOVEMENT.

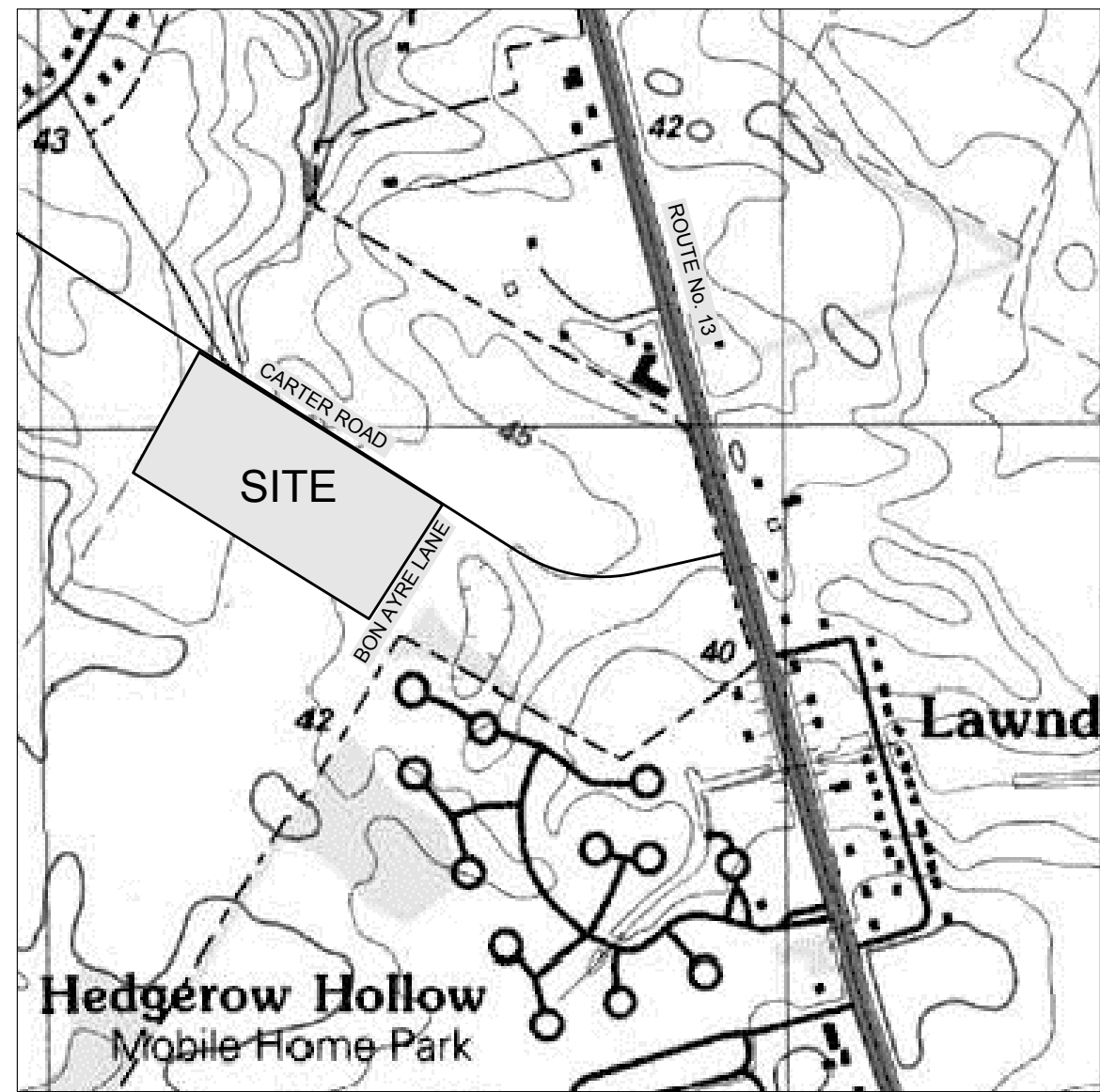
PROFESSIONAL ENGINEER CERTIFICATION:

I, SCOTT E. LOBDELL, P.E. HEREBY CERTIFY THE PLAN REPRESENTS A SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES, THAT THE ACCURACY OF THE INFORMATION SHOWN IS CORRECT TO ACCEPTABLE SURVEYING STANDARDS AND PRACTICES, THE MONUMENTS SHOWN AS EXISTING ARE ACCURATELY SHOWN AND THE PLAN COMPLIES WITH THE APPLICABLE ZONING AND SUBDIVISION ORDINANCES OF THE TOWN.

SCOTT E. LOBDELL, PROFESSIONAL ENGINEER NO. 12260 DATE

I, LOU RAMUNNO, PARTNER OF LIBORIO INVESTMENTS IV, LLC, HEREBY CERTIFY THAT THE FINAL SITE PLAN WAS PREPARED AT MY DIRECTION, THE PUBLIC IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF SMYRNA WILL BE DONE UPON ACCEPTANCE BY THE TOWN, AND THAT WE HAVE READ AND AGREE TO THE TERMS OF SECTION 3.06 SUNSETTING OF APPROVED PLANS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF SMYRNA.

LOU RAMUNNO (LEGAL REPRESENTATIVE) DATE



Location Map

scale: 1" = 800'

Notes:

- TAX MAP PARCEL NO.: 1-17-01900-01-0105-000
- EXISTING ZONING: LC - LOCAL COMMERCIAL DISTRICT
- PROPOSED ZONING: LC - LOCAL COMMERCIAL DISTRICT
- SOURCE OF TITLE: DEED BVP: D 6582 0187
- OWNER/DEVELOPER: ADDRESS: LIBORIO INVESTMENTS IV, L.L.C. 903 N. FRENCH STREET WILMINGTON, DE 19801 PHONE NUMBER: (302) 426-0200 FAX NUMBER: (302) 656-9344
- SITE ADDRESS: 1095 S. CARTER ROAD SMYRNA, DE 19977

- DATUM: HORIZ. - DELAWARE STATE PLANE COORDINATE GRID SYSTEM VERT. - NAVD 88

- BENCHMARK: SANITARY SEWER MANHOLE LOCATED WITHIN THE GRASS STRIP NEAR THE SOUTH EASTERLY CORNER OF THE INTERSECTION BETWEEN S. CARTER ROAD AND BON AYRE DRIVE. RIM ELEV. = 39.25
- GROSS ACREAGE: 8.26 ACRES (359,735.08 S.F.)

- SITE COVERAGE BREAKDOWN:

TOTAL AREA:	8.26 AC. (359,735.08 S.F.)
EXISTING:	
PAVING/IMPERVIOUS COVERAGE:	0.07 AC. (3,036.45 S.F.)
OPEN AREAS:	8.19 AC. (356,698.63 S.F.)
EXISTING STORMWATER MANAGEMENT AREA:	0.83 AC. (36,204.00 S.F.)
PROPOSED:	
PAVING/IMPERVIOUS COVERAGE:	2.80 AC. (122,118.43 S.F.)
BUILDING COVERAGE:	1.14 AC. (49,800.00 S.F.)
OPEN AREAS:	4.32 AC. (187,816.65 S.F.)
PROPOSED STORMWATER MANAGEMENT AREA:	0.28 AC. (12,150.00 S.F.)
EXISTING STORMWATER MANAGEMENT AREA:	0.83 AC. (36,204.00 S.F.)

- PROPOSED LAND USE: COMMERCIAL/OFFICES
- NUMBER OF PROPOSED LOTS: 1
- PURPOSE OF PLAN: TO CONSTRUCT OF FOUR NEW OFFICE BUILDINGS TOTALING 48,600 S.F. AND ASSOCIATED SITE IMPROVEMENTS.

- AREA REGULATIONS:

	ZONE LC	REQ'D	PROVIDED
MINIMUM LOT SIZE:	NONE		8.26 AC.
MINIMUM LOT WIDTH:	NONE		1,205 FT.
FRONT YARD SETBACK:	35 FT.		> 35 FT.
SIDE YARD SETBACK:	NONE		> 20 FT.
REAR YARD SETBACK:	20 FT.		> 20 FT.
MAX LOT COVERAGE:	80%		49%
BUILDING HEIGHT:	45 FT.		< 45 FT.
PARKING SETBACK:	10 FT.		> 10 FT.

- PARKING REQUIREMENTS:

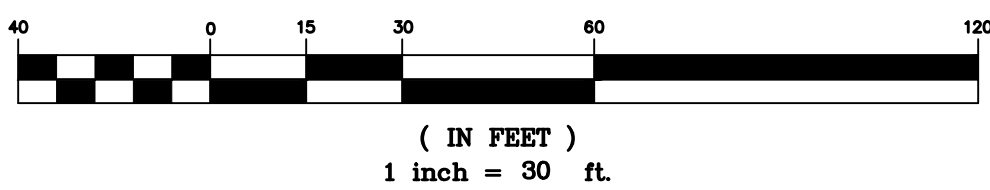
OFFICES	
PARKING REQUIRED - 4 SPACES PER 1,000 S.F. BUILDING AREA	
49,800 SF/1,000 S.F. = 49.8 X 4 = 200 PARKING REQUIRED	
PARKING PROVIDED - 244 SPACES INCLUDING 8 H.C. SPACES	

- MONUMENTATION: EXISTING: 1 PROPOSED: 1
- FIRE HYDRANTS: EXISTING: 1 PROPOSED: 3

- SANITARY SEWER FLOW DATA:

0.3 GPD/SF = 49,800 SF X 0.1 = 4,980 GPD
TOTAL = 4,980 GPD
AVG. PEAK = 4 X 4,980 GPD = 19,920 GPD

GRAPHIC SCALE



TOWN ENGINEER AND MANAGER CERTIFICATION:
THE FINAL SITE PLAN CONFORMS TO THE APPLICABLE TOWN ZONING AND SUBDIVISION ORDINANCES.

TOWN MANAGER DATE

TOWN ENGINEER DATE

PLAN NOTES



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PLAN NOTATION
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BY: **SCOTT E. LOBDELL** DATE
DELAWARE PROFESSIONAL ENGINEER NO. 12260

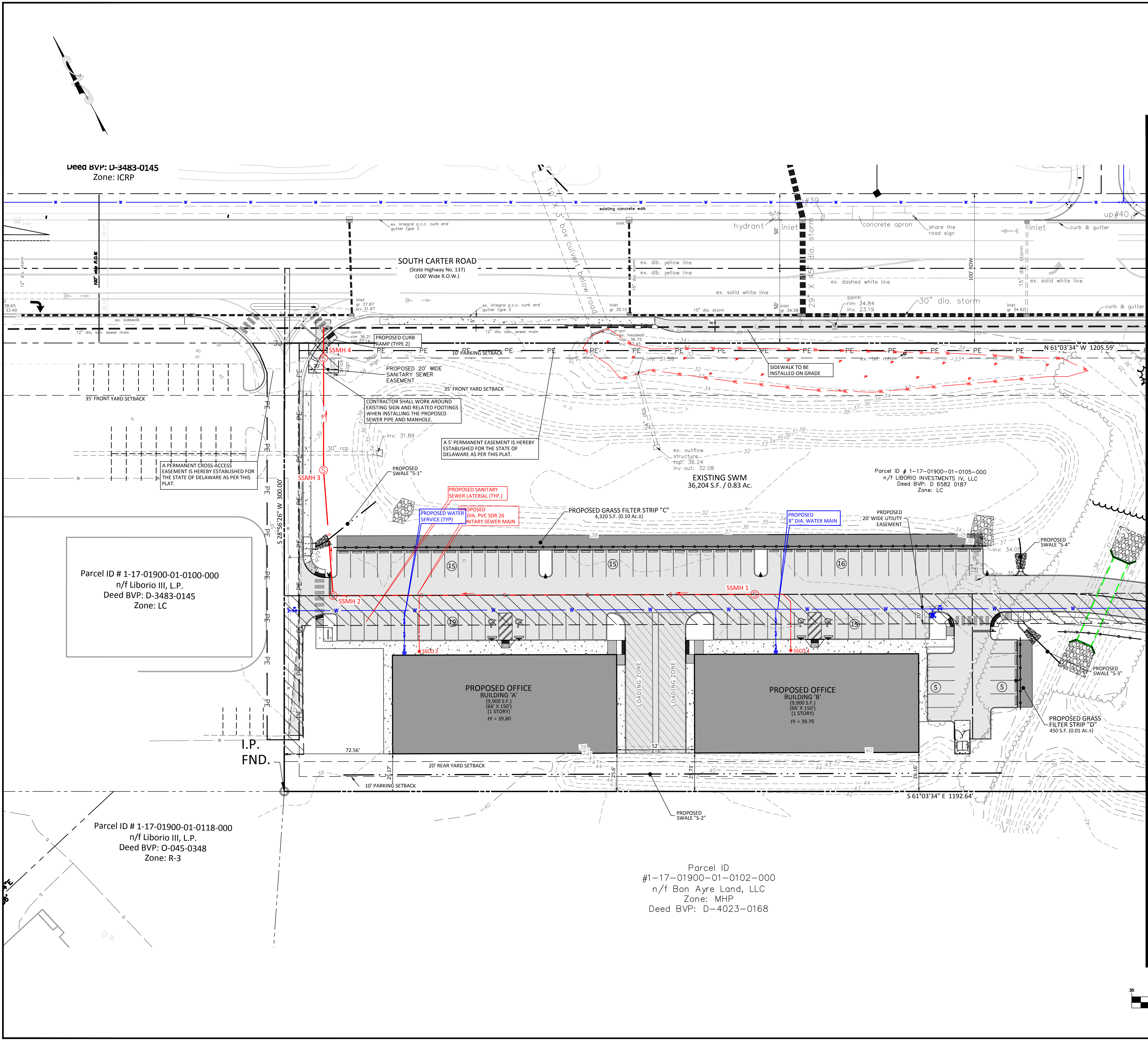
OFFICES THROUGHOUT
N.E. EASTERN PA. AND DE
Van Cleef
ENGINEERING ASSOCIATES
Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture
630 CHURCHMAN ROAD, SUITE 105, NEWARK, DE 19702
EMAIL: NORTHERNDE@VCEA-ORG WEB: WWW.VCEA-ORG
PHONE (302) 368-3184 FAX (302) 368-7195

PROJECT: 1301KENT DESIGNED BY: S.E.L.
DATE: 01/05/2020 DRAWN BY: E.P.C.
SCALE: AS NOTED CHECKED BY: S.E.L.

CARTER ROAD PROFESSIONAL
FOR
LIBORIO INVESTMENTS IV, LLC
PARCEL ID No. 1-17-01900-01-0105-000
SITUATED IN
TOWN OF SMYRNA
KENT COUNTY, DELAWARE

TITLE
COVER

RECORD
PLAN
SHEET NUMBER
RP1

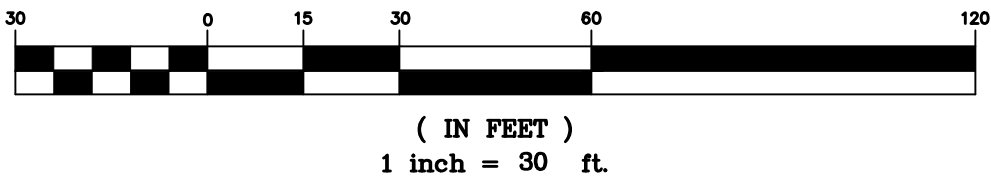


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- PROPOSED CURB
- EXISTING CURB
- EX. EDGE OF PAVEMENT
- EXISTING LINE STRIPING
- PROPOSED LINE STRIPING
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAVEMENT CROSS SECTION
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING INLET
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- EXISTING DRAINAGE M.H.
- PROPOSED DRAINAGE M.H.
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED F.E.S.
- EXISTING SANITARY M.H.
- PROPOSED SANITARY M.H.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SAN. FORCEMAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EX./PROP. FIRE HYDRANT
- EX./PROP. GATE VALVE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- SOIL BORING LOCATIONS
- SOIL TYPE BOUNDARY LINE
- MONUMENT/PIPE FOUND
- MONUMENT TO BE SET

MATCHLINE - SEE SHEET RP3

GRAPHIC SCALE



PLAN NOTES



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BY: SCOTT E. LOBDELL DATE _____
DELAWARE PROFESSIONAL ENGINEER NO. 12260



Van Cleef
ENGINEERING ASSOCIATES

Consulting Civil Engineering Land Surveying
Environmental Engineering Professional Planning
Municipal Engineering Landscape Architecture

630 CHURCHMAN ROAD, SUITE 105, NEWARK, DE 19702
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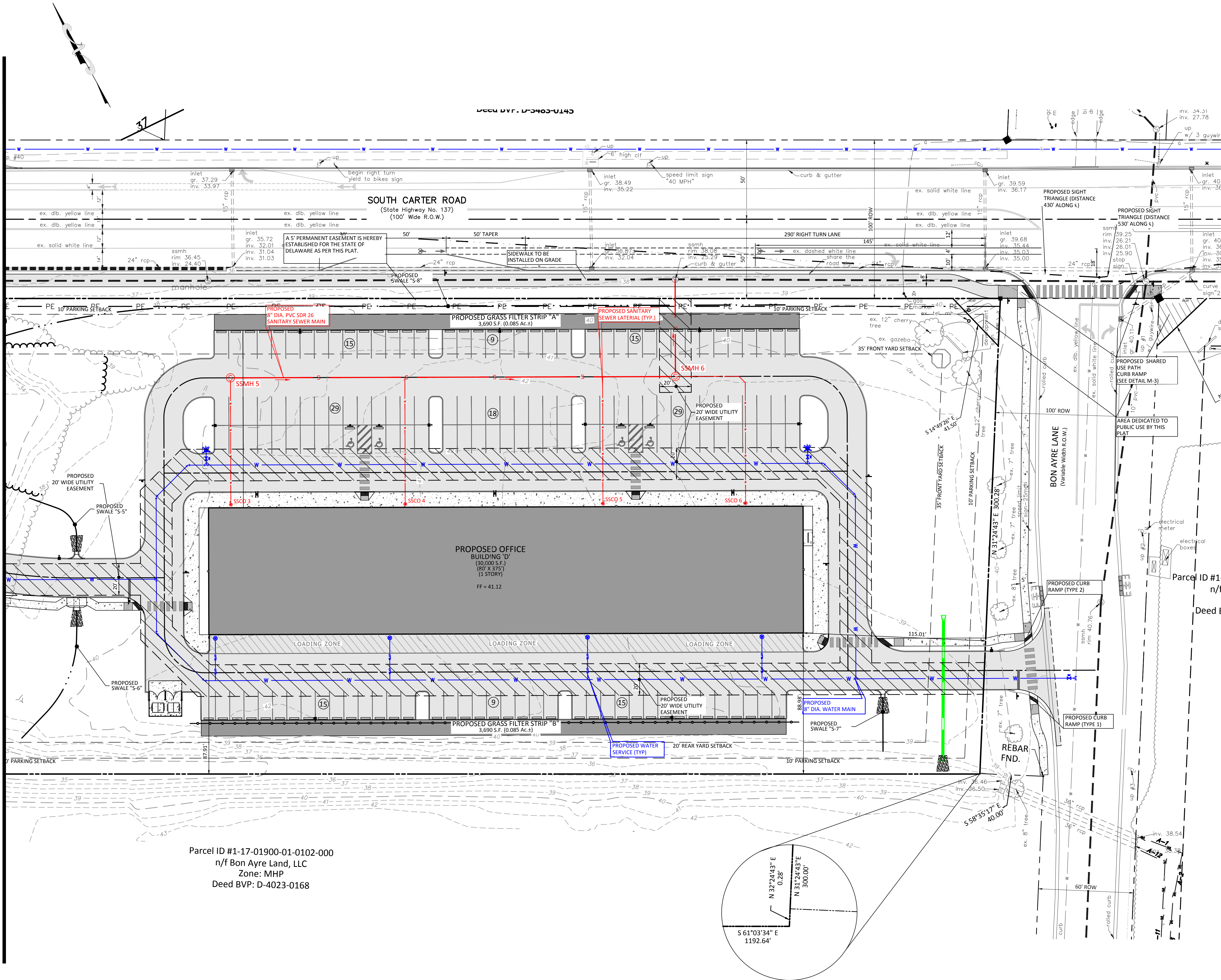
PROJECT:	1301KENT	DESIGNED BY:	S.E.L.
DATE:	01/05/2020	DRAWN BY:	E.P.C.
SCALE:	1" = 30'	CHECKED BY:	S.E.L.

CARTER ROAD PROFESSIONAL
FOR
LIBORIO INVESTMENTS IV, LLC
PARCEL ID No. 1-17-01900-01-0105-000
SITUATED IN
TOWN OF SYMRA
KENT COUNTY, DELAWARE

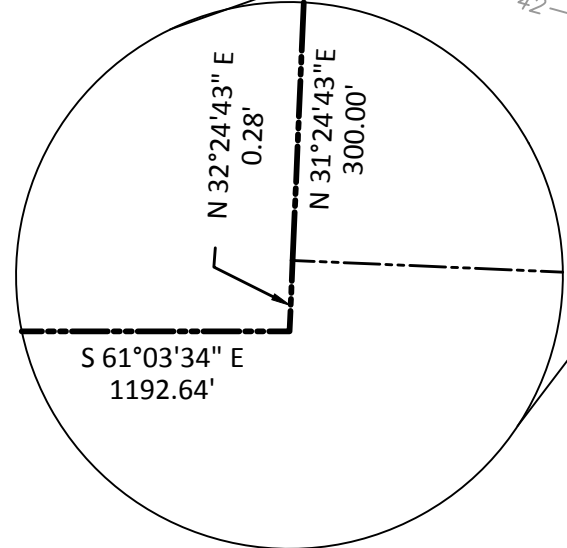
TITLE
SITE PLAN

RECORD PLAN	SHEET NUMBER RP2
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MATCHLINE - SEE SHEET RP2



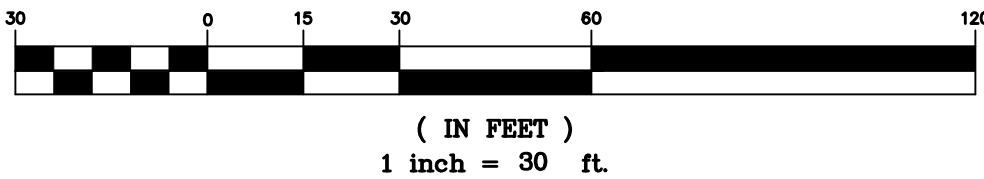
Parcel ID #1-17-01900-01-0102-000
n/f Bon Ayre Land, LLC
Zone: MHP
Deed BVP: D-4023-0168



LEGEND

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BY: **SCOTT E. LOBDELL** DATE
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CARTER ROAD PROFESSIONAL
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LIBORIO INVESTMENTS IV, LLC
PARCEL ID No. 1-17-01900-01-0105-000
SITUATED IN
TOWN OF SYMENA
KENT COUNTY, DELAWARE

TITLE
SITE PLAN

RECORD
PLAN
SHEET NUMBER
RP3